

**Fairlington Meadows Condominium Association**  
**Board of Directors Meeting Minutes – June 19, 2019**  
**South Farlington Community Center**

**Board Members Present:**

Joseph Spytek, President

Lisa Farbstein, Vice President

Nick Slabinski, Treasurer

Erica Brown, Secretary

**Board Members Absent:**

John Sitton, Member at Large

**Management Present:**

Sabiha Noorzai-Barbour, Portfolio Manager

David Johnson, Recording Secretary

**Others in Attendance:**

Environmental Enhancement Representatives

Pro-Pave representatives

Fairlington Meadows Residents

**Executive Session:**

**Call to Order:**

Mr. Spytek moved to call the meeting to order at 7:00 PM. The motion was seconded by Mr. Slabinski and passed with unanimous consent.

**Approval of Agenda:**

Mr. Spytek moved to approve the June 19, 2019 Agenda. The motion was seconded by Mr. Slabinski and passed with unanimous consent.

**Approval of Minutes:**

Mr. Spytek moved to approve the May 15, 2019 Minutes as modified. The motion was seconded by Mr. Slabinski and passed with three ayes and one abstain.

**Informational Items:**

Environmental Enhancement: Environmental Enhancement has performed lime treatment but has not applied pre-emerging fertilizer yet. Lime treatment controls the pH of the soil. They are also planning to apply Tenacity herbicide. They have organic fertilizer and herbicide options but those options won't kill crabgrass and organic is more expensive. Tenacity is safe for people after 24 hours. The Board will receive a proposal for completely organic fertilizer and herbicide soon.

Pro-Pave Presentation: This was a proposal for crack filling, CO coding, and re-striping. The procedure will be broken up into many phases because of limited parking. Phases will include repairs for two to three courts, but not courts that are adjacent to one another so as to avoid as much inconvenience for residents as possible. This is preventative maintenance, not true repairs, but it can stave off worsening of cracks for several years. The Board will decide which courts need the most work.

**Homeowners' Open Forum:**

Homeowner Shireen presented a petition to end the use of chemical herbicides on lawns in the Meadows last year and is wondering about its status. Mr. Spytek talked about the Environmental Enhancement presentation and told her that Tenacity has been what the community has used in the past but that treatment has not been applied recently. Shireen wants to either switch to organic treatment or stop getting treatment altogether. She mentioned how the Glen does not receive treatments and basically looks the same. She has done research and says Tenacity is possibly dangerous. The Board is getting a bid from Environmental Enhancement for organic treatments and will distribute a landscaping survey to the community to ask about their herbicide preferences.

Homeowner John was looking for information on whether he will need to remove or prune his backyard trees to make room for the incoming fence modifications. The fence committee is

reporting today, but Mr. Spytek said that overhanging branches may have to be moved and trees up against the fence will have to be removed. Ms. Farbstein recommended clearing branches so that there is a six-inch gap between the tree and the fence. Once the Board picks a contractor, they will be able to give more specific answers. John also asked about television wires along the current fence. The Board has been in contact with Fios and Comcast to discuss rewiring.

### **Committee Reports:**

Pool Committee: Mr. Slabinski reported that everything seems to be running well so far and that there have not been any complaints. There have been some raccoons in the trash cans overnight but the pool managers have been talked to about their trash procedures, so hopefully it will not be a problem in the future. One of the pool pipes is cracked and should be fixed by the end of the year. People who do not live in the community have shown up to the pool, inquiring about membership, so Mr. Slabinski wants to investigate the legality of selling a few pool memberships to non-residents.

Grounds Committee: The Committee Chairs are changing this month since Judy and Chuck are stepping down.

Fence Committee: The fences currently vary from five to six feet, which leaves options for modification. Currently there are on average 1.5-inch gaps between slats, which allow some visibility. 59% of people want the gates to swing out rather than in, but exceptions may have to be made if the ground elevation does not allow for outward swing. The gate shape will be left to Board choice. About 50% of people want a raised gate. The pine could be left treated or untreated. Letting the pine age naturally would result in grayer wood over time, alternatively the pine could be treated every four years at \$160,000. The Board is leaning towards not doing this since it is expensive and serves no purpose other than aesthetics. Cost estimates are pending on which options are chosen. Some of the first-level residents on Quaker Lane want an investigation into a noise-reducing fence to be put up against the road, which would be difficult to implement and require lots of tree removal. There may be a special meeting this month for an open forum regarding fence opinions and questions, which will be weighed against Committee recommendations.

Trash and Recycling: A recycling survey will be distributed soon. The Committee is on hiatus for now.

### **Managers' Reports:**

April/May 2019 Variance Report: The Community is in good shape right now.

Monthly Management Report: Ms. Brown moved to discontinue the use of the Volo Village service. The motion was seconded by Mr. Slabinski and passed with unanimous consent.

Monthly Administrative Calendar: The calendar was placed in the packet for Board viewing.

**Old Business:**

No old business was discussed.

**New Business:**

2020 Budget Discussion: The Community currently pay \$3000 a year for printed newsletters. This will be discontinued after the July newsletter in favor of electronic notifications via Town Square. Paper copies will still be delivered after July to those who desire one.

**Matters for Board Decision:**

Goldklang Audit Review Revised 2018: This has been revised to the Board's satisfaction. Mr. Spytek will sign off on it.

**Matters for Board Discussion/Information:**

Issue Log Review and Update: There are no major issues, although several minor fixes are in progress. Comcast's upgrades will be finished this month. Complaints about Saturday morning construction have been tabled. Raising sidewalks to prevent flooding is on hold for now. Ms. Brown will take on maintaining the website after Ms. Farbstein leaves. The Egress window installation discussion has been tabled. Water running onto the tennis court has been taken care of.

Playground Inspection Committee: A date will be provided for this by the end of the week. This will require another survey and committee.

Welcome Packet Revision: A few revisions still need to be added but the packet has been improved quite a bit. A proposal regarding graphic layout and production of the document will be forwarded to the Board.

**Ratification of E-Vote Proposals Subsequent to Meeting:**

The following proposals were ratified by the Board:

Proposal: WR Restoration's proposal to add two more chimneys to their existing repair contract, thus totaling eleven chimneys, at a cost of \$70,130.

Proposal: Atlantic Pool Service's proposal to replace the circuitry of the main pool pump at a cost of \$2,988.

Proposal: AAA Tree Service's proposal to remove trees damaged by the storm and perform other necessary tree maintenance at a cost of \$6,725.

Proposal: Environmental Enhancement's proposal to perform planting and grading by the pool at a cost of \$2,895.

Proposal: Environmental Enhancement's proposal to prune two yew trees at a cost of \$260.

Proposal: Environmental Enhancement's proposal to perform tree removal and planting along Court 5 at a cost of \$6,970.

Proposal: Environmental Enhancement's proposal to perform tree removal and planting along Courts 3, 9, and 10 at a cost of \$2,290.

Proposal: Nick Slabinski's proposal to remove John Sitton as user on the Fairlington Meadows credit card and add Nick Slabinski as current user.

### **Establishment of Next Board Meeting: July 17, 2019**

#### **Adjournment:**

Ms. Brown moved to adjourn the June 19, 2019 meeting. The motion was seconded by Mr. Slabinski and passed with unanimous consent. The meeting was adjourned at 8:47 PM.